



July 23, 2024

Linda and Jim Sherren
355 S Hill St
Monticello, FL 32344
Email: jimsherren@hotmail.com

RE. Wetland Delineation
Parcel ID# 12-1N-4E-0000-0030-0000 (Owned by Sherren)
1024 Vista Rd, Monticello, FL 32344

Mr. and Mrs. Sherren:

Pursuant to your request, Florida Environmental and Land Services, Inc. (FELSI) performed a site visit to the above referenced property on June 18, 2024, to determine the presence and extent of wetlands. The parcel comprises approximately 5 acres located at 1024 Vista Rd, Monticello, Jefferson County, Florida. A location map is included in Figure 1.

Wetlands within the property were evaluated according to according to the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers 1987 Wetland Delineation Manual. The wetland boundary was flagged with numbered flagging and located via GPS. Common observed vegetation in the wetlands included sweetbay, water oak, sourwood, sweetgum, and cinnamon fern. The uplands are limited to the west side of the parcel adjacent to Vista Road. Most of the uplands had similar vegetation to the wetlands, but the soils did not have hydric characteristics required to classify it as a wetland. Wetlands within the property total approximately 4.03 acres. Approximately 2.72 acres of the property are within 100-year Zone A FEMA floodplain.

The aerial map included in Figure 2 depicts the wetlands, floodplain, and soils information. Please note, the wetland line has not been verified by state or federal agencies. Any proposed impacts to the wetlands will require prior permit authorization from the appropriate local, state and federal agencies. Jefferson County regulations require an 80-foot setback from the wetland boundary unless application of the setback will leave less than one-half acre of buildable area. According to the Jefferson County Land Development Code, if application of the 80-foot wetland setback would reduce the buildable portion of the lot to less than one-half acre, the setback may be reduced as necessary to prove one-half acre of buildable area, but shall not be reduced to less than 25 feet. Figure 2 includes the Jefferson 80-foot wetland setback and property setbacks for reference. Other Jefferson County regulations may apply to the parcel.

Based on this evaluation, your parcel has approximately 0.29 acres of buildable uplands outside of the wetland and property boundary setbacks. Because application of the 80-foot wetland setback

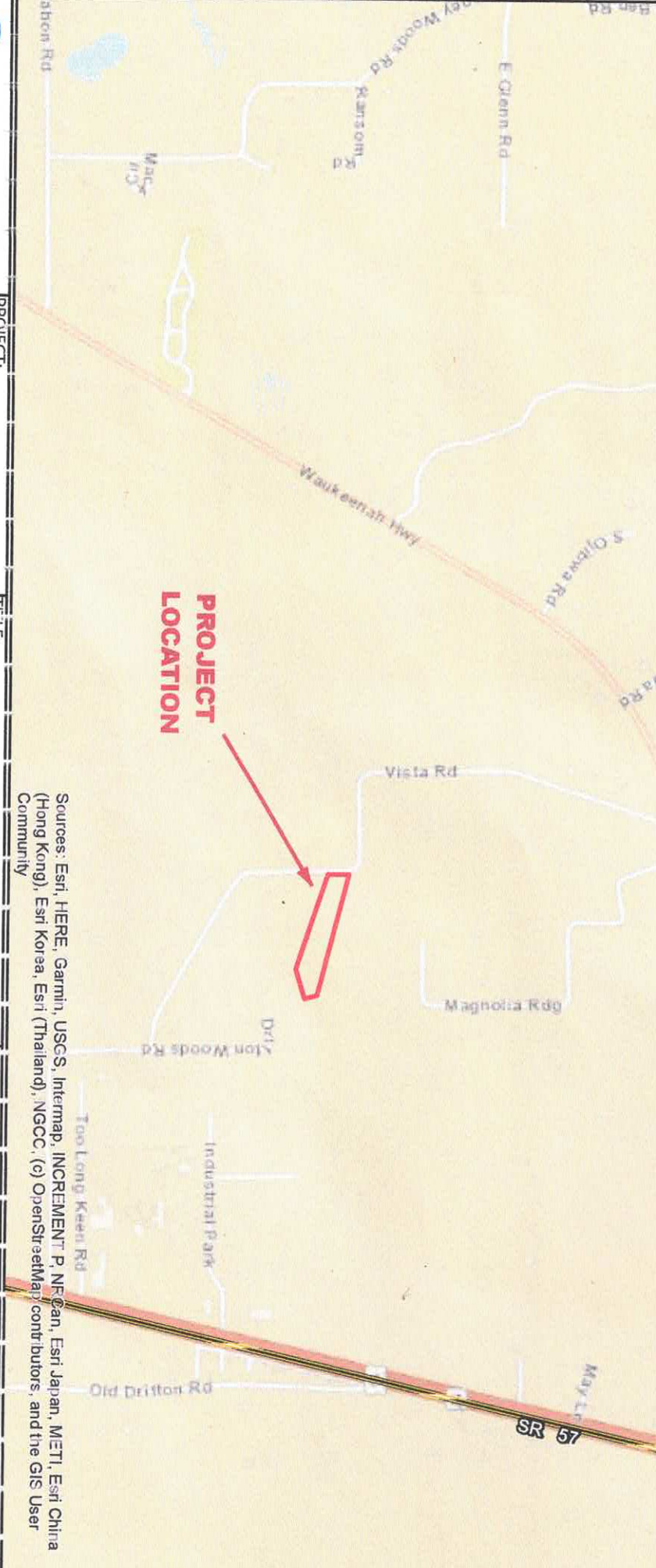
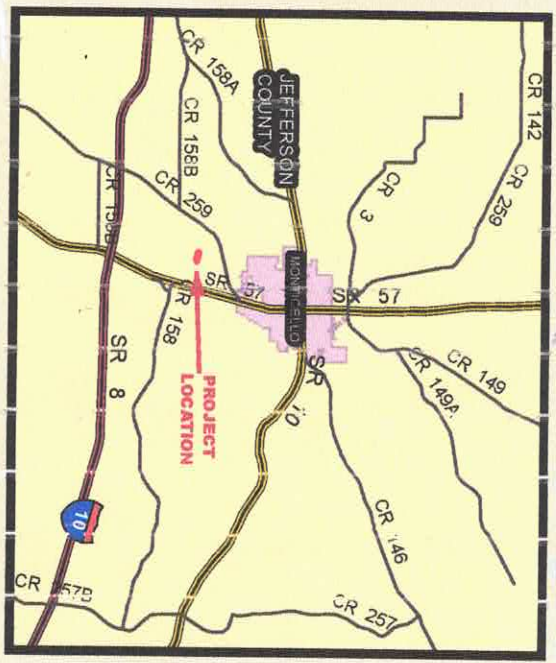
results in less than one-half acre of buildable area, it is anticipated that the setback may be reduced to allow 0.5-acre of buildable area, provided a minimum 25-foot buffer from the wetlands is maintained. This estimation is based upon calculations utilizing the boundary survey file provided by Delta Land Surveyors, LLC, which was not georeferenced; all calculations in this report and associated figures are approximate. We recommend consulting with the Jefferson County Building and Planning Department regarding all applicable setbacks and regulations for the property.

Thank you for the opportunity to assist you with this project. Should you have any questions, please contact us at 850-385-6255.

Sincerely,

A handwritten signature in blue ink that reads "Elva Peppers". The signature is written in a cursive, flowing style.

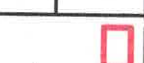

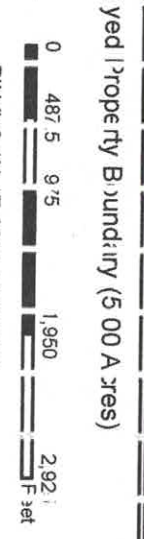
Elva Peppers
President

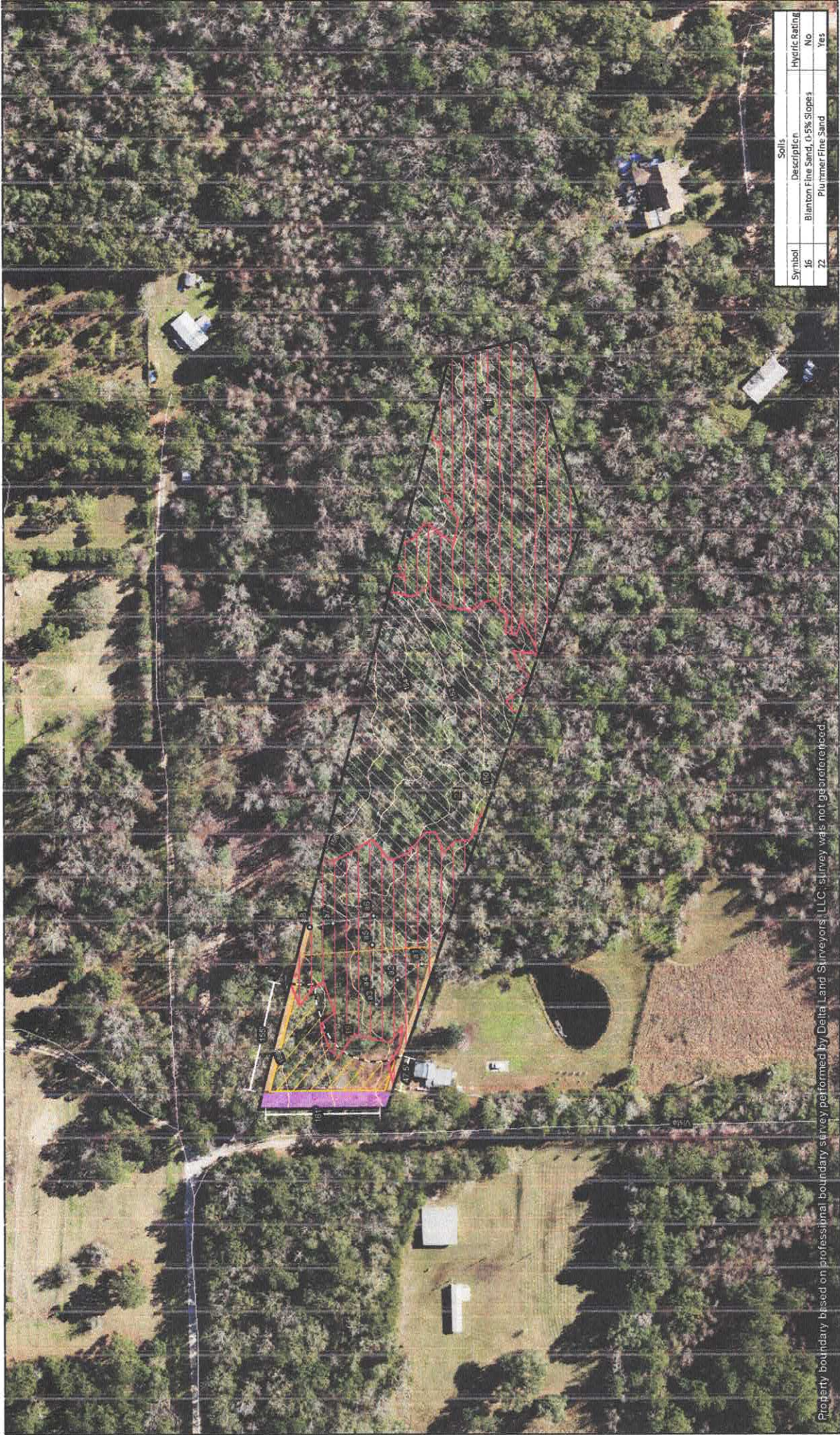



Florida Environmental & Land Services Inc.
 2714 DELTA COURT - TALLAHASSEE, FL 32303
 (850) 385-6255

PROJECT:
1024 Vista Road WD
 Jefferson County, Florida

FILE:
Figure 1- Location Map
DATE: 7/22/2024
BY: NC
CHECK: FEL/ST PROJECT
DATE: 24/25/18

 Surveyed Property Boundary (5.00 Acres)
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community


 PIN# 2-1N-1E-000 0-003-10000



Property boundary based on professional boundary survey performed by Delta Land Surveyors, LLC; survey was not georeferenced.

Symbol	Description	Hydric Rating
16	Blanton Fine Sand, 0-5% Slopes	No
22	Plummer Fine Sand	Yes

Soils

0 40 80 160 240 Feet

North Arrow

PIN #12-1N-IE-0000-0030-0000

FDOT Aerial 2022

Jefferson County Building Footprints

- 100' Buffer Zone A (EPA Floodplain) (7 Acres)
- 10' Side Property Line
- 25' Right of Way
- 100' Buffer Zone A (EPA Floodplain) (5.00 Acres)
- 10' Side Property Line
- 25' Right of Way
- 100' Buffer Zone A (EPA Floodplain) (5.00 Acres)
- 10' Side Property Line
- 25' Right of Way
- 100' Buffer Zone A (EPA Floodplain) (5.00 Acres)
- 10' Side Property Line
- 25' Right of Way

TITLE:	Figure 2 - Aerial		
DATE:	7/22/2024	CHECK:	NC
BY:		PROJECT #:	24-251E
PROJECT:	1024 Vista Road WD	EP	
	Jefferson County, Florida		

Florida Environmental & Land Services Inc.

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